



STATE OF CONNECTICUT • COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

55 MAIN STREET • P.O. BOX 187  
ELLINGTON, CONNECTICUT 06029-0187

**PERMANENT BUILDING COMMITTEE  
REGULAR MEETING  
MARCH 5, 2008**

**Members Present:** P. Welti-Chairman, T. Adams, G. Blanchette, G. Feldman, M. Joyse, G. Magnuson, L. Miller

**Members Absent:** K. Heminway, L. Spielman, D. Tutko

**Others Present:** N. DiCorleto-Fin Officer; M. Stupinski-First Selectman; Selectmen-P. Charter, J. Turner; Board of Finance Members-R. Cleary and M. Varney; Ad Hoc Pinney House Preservation Committee Members-D. Roberson, J. Gage, D. Wallace, G. Gillung; Residents-R. Sandberg, D. Varney; Architectural Historian-John Curtis; MPN-M. Beaulieu and H. Pearson.

### **Call to Order**

Chairman Peter Welti called the meeting to order at 7:30.

### **Citizens Forum – none**

### **Approval of Minutes**

**MOTION (ADAMS) SECONDED (JOYSE) AND PASSED UNANIMOUSLY TO APPROVE THE MINUTES OF THE REGULAR MEETING OF FEBRUARY 6, 2008 AS WRITTEN.**

### **Pinney House**

Michele Beaulieu of Moser Pilon Nelson reviewed the architectural findings from last month's meeting. They have done a final draft report. Hugh Pearson recapped the cost summary. They estimate the cost to make the building structurally sound would be \$705,973, to make it usable at this point would cost \$1.5 million, and to make it historically correct would be estimated at \$2 million. Their estimates assume the building's exterior being cleaned and repaired, moldings recreated, and occupancy as single tenant office. There are zoning regulations for commercial office for parking and handicap entrances. There is space to park 6 cars and the handicap entrance could be into the ell. Option A calls for no chimneys, option B for one rebuilt chimney, and option C is for all new chimneys.

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Mr. Pearson stated that if the building is on the Historical Registry some of the regulations are relaxed to account for the age of the building. Copy of options and costs associated attached.

John Turner asked what the condition of the foundation and sills are. He was told that the stone is in good condition but the first floor needs to be reframed per their structural engineer as well as the subfloor replaced. There does need to be some waterproofing of the foundation done from the inside and perhaps a sump pump put in the basement.

Mr. Sandberg asked about code for the ceiling joists since they not two foot on center. Mr. Pearson stated that they need to be brought up to code, but that being a historic building the regulation may not be so strict as long as it is structurally sound.

Mr. Roberson asked Mr. Pearson how they could allocate the \$500,000 they have to spend wisely to get the most for their money. Mr. Pearson stated that doing the roof with asphalt shingles is first, dehumidify the building, fix some of the bad windows, and then use some alternates in the bid to see what else can be done.

Mr. Magnuson asked about the time frame as it relates to the lease. Mr. Pearson stated that they could have the report done by March 31, then five months to get it ready to bid and eight months for construction. This fulfills the 2009 deadline. For the Phase II work, Mr. Stupinski felt that renegotiation would be possible. Mr. Miller stated that if the Town does less work, the contingencies would be less. It is proportionate.

Dale Roberson, Chairman of Pinney House Preservation Commission introduced Mr. John Curtis whom they had engaged for assistance in the historical and archeological viewpoint. Mr. Curtis read through some questions and some possible alternatives (attached). He is proposing that the landscaping items not be done in Ph I as to have time to do the archeological digging to determine the history of the building. This will also give sufficient study time for end use and restoration.

Peter Welti stated that he felt the end use should be discussed.

Mr. Magnuson made a motion for discussion purposes.

**MOTION (MAGNUSON) SECONDED (MILLER) TO PROPOSE TO THE BOARD OF SELECTMEN AND THE BOARD OF FINANCE TO GIVE THE PERMANENT BUILDING COMMITTEE THE TASK OF EITHER LETTING THE PROJECT DIE OR TO COME UP WITH A SCENARIO WITH COSTS TO MEET SOME OF THE OBJECTIVES TO SAVE THE BUILDING WITHIN THE \$470,000 BUDGET.**

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Mr. Joyse agreed that the Committee needs marching orders. Mr. Welti feels it is not up to this Committee to determine the use of the building and needs to know if the Town wants to go ahead with the preservation of the building.

Mr. Roberson stated that the Preservation Commission feels that the structure is very important to the Town of Ellington and that the goal is that it not be demolished. Their commission feels that their responsibility is to preserve the structure so that it does not continue to deteriorate. After that they feel that they along with the Town can spend several years trying to get the resources to make it usable.

Mr. Miller asked Mr. Pearson if \$470,000 is enough to preserve the building. He was told that it could be done. They would refine Column I and use some of Mr. Curtis' input.

Mr. Welti felt that \$280,000 in actual construction could be done to make the \$470,000 with contingencies. Mr. Stupinski felt that the Town could do that with alternate phasing and felt confident that renegotiation of the deadlines was possible. He felt that the price tag will be the toughest sell to townspeople.

Mr. Clearly agreed with Mr. Stupinski and asked if the Town Attorney should be consulted as to whether or not the Town would be obligated to continue with Phase II. He feels Phase I should not be done if the Town cannot get to Phase II. He also felt that the taxpayers would not agree to this if the building was of no use.

Mr. Adams stated that these construction costs are going to keep increasing as the years go by.

Mrs. Gillung of the Preservation Commission feels that the Town should go forward. She feels that they should pay attention to the need for the archeological digs. She also brought out that the Town would be producing income to pay the expenses of the building if it is rented and that if it is used for town offices, that is not frivolous.

**VOTE ON MOTION: UNANIMOUSLY APPROVED.**

Mr. Pearson will generate a new report with the input received from tonight's meeting as well as from Mr. Curtis' report and come up with a scenario to use the \$500,000 in grant money already approved.

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**Invoices**

**MOTION (ADAMS) SECONDED (MILLER) AND APPROVED TO PAY MOSER  
PILON NELSON INVOICE IN THE AMOUNT OF \$2,100 FOR WORK DONE  
FROM 12/29/07-1/25/08.**

**MOTION (ADAMS) SECONDED (MILLER) AND APPROVED TO PAY MOSER  
PILON NELSON INVOICE IN THE AMOUNT OF \$7,350.01 FOR WORK AND  
TESTING DONE BETWEEN 1/26/08-2/22/08.**

**Adjournment**

**MOTION (ADAMS) SECONDED (JOYSE) AND PASSED TO ADJOURN THE  
MEETING AT 9:15 PM.**

Submitted by Lori Smith

Lori Smith, Clerk



March 5, 2008

**MEMO**

**To:** Ellington Building Committee  
**From:** Hugh D. Pearson  
Moser Pilon Nelson/Architects  
**Re:** Pinney House

We are submitting, separately, our final draft of our study of the Pinney House. Based on this and previous presentations, we anticipate minor clarifications followed by a final submission of this report prior to the end of March consistent with the amended lease agreement.

The report is conceptual in scope providing three broad approaches, based on the pre-determined priorities. The initial priorities will provide for structural integrity, and external beautification. Secondary priorities will continue the work to develop a usable facility. Per the lease, the occupancy will allow the "town to conduct its municipal operations". Other uses should be considered. Historic significance is acknowledged and careful consideration of the historic character permeates this report at all levels. Investigations made during this study have revealed many elements lost or covered through time, and helped to clear up assumptions as to original construction and design.

Attached to this memo are summary sheets illustrating the three broad based conceptual scopes and their related cost estimates. A final scope may take aspects from each category depending on a determination of occupant use, level of historic issues to be addressed, and determination of budget along with possible phases of implementation. Per the lease the Priority 1 issues are to be complete prior to 9-30-09, which will insure the structure's outward appearance and structural integrity.

**Next Steps & Schedule**

Critical to any structure with historic qualities is the determination of the level of renovation & repair vs. restoration / preservation. Detailed discussions are required to determine the specific parameters of use, scope, cost and time as guidelines for the project. That said, based on the current funding available through the STEAP Grant, work of Priority 1 will utilize the full amount and require some additional funding or a reduction in scope.

As full design proceeds further physical investigations will be required. As for a time schedule we anticipate design as 5 months plus depending on the level of historic detail to be developed, and the Bid, Build, Construction Administration portions as 8 months plus pending level of historic detail and issues revealed during construction.

Should other sources of funding be available, there will be cost & time efficiencies in a single project in lieu of multiple phases of construction.

An important consideration is the designation of the Pinney House as an historic structure. We understand there is an open application to the US Dept of Interior, Nat'l Register of Historic Places. This application expires 1-31-09.

## **Cost Summary for the Pinney House, Ellington**

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Initial study Plan = Comparison of Three Columns

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Column A (Permit ISSUED)		Column B (Permit ISSUED)		Column C (Permit ISSUED)	
Make the Building Water-tight & Structurally Sound		After Removal of Non-Historic TBC		Historic Preservation Restoration With Some Historic Context With New Commercial Use (B3)	
<b>Construction Subtotal:</b>	\$ 430,997	\$ 961,590	\$ 961,590	\$ 1,216,368	
General Conditions & Other Construction Costs:	\$ 112,059	\$ 250,013	\$ 250,013	\$ 316,256	
<b>Construction Total:</b>	\$ 543,056	\$ 1,211,603	\$ 1,211,603	\$ 1,532,624	
Indirect/Soft Costs:	\$ 162,917	\$ 363,481	\$ 363,481	\$ 459,787	
<b>Project Total:</b>	<b>\$ 705,973</b>	<b>\$ 1,575,084</b>	<b>\$ 1,575,084</b>	<b>\$ 1,992,411</b>	

# Cost Summary for the Pinney House, Ellington

Initial Study Plan -- Part I  
6-Feb-08 Revised 2/27/08

Priority 1 Make the Building Watertight & Structurally Sound		Estimated Construction Cost
<b>Hazardous Materials</b>	mold, asbestos, lead paint	\$ 20,640
<b>Sitework</b>	fencing demolition, landscaping/grass, topography	\$ 16,925
<b>Exterior</b>		
roofing	\$ 64,950	
lightning protection	\$ 3,500	
chimneys	\$ 16,000	
eaves/comices	\$ 5,100	
masonry walls	\$ 43,796	
doors & windows	\$ 8,125	
miscellaneous	\$ 16,500	
	EXTERIOR SUBTOTAL:	\$ 157,971
<b>Interior</b>		
ceilings & walls	\$ 33,773	
floors	\$ 12,555	
details	\$ 1,730	
	INTERIOR SUBTOTAL:	\$ 48,058
<b>Structural</b>		
basement	\$ 17,273	
first floor framing	\$ 38,220	
second floor framing	\$ 4,800	
attic framing	\$ 4,200	
foundation walls	\$ 2,500	
crawlspace under Ell	\$ 3,250	
	STRUCTURAL SUBTOTAL:	\$ 70,243
<b>21st Century Systems</b>		
electric	\$ 21,800	
telephone/data	\$ 1,000	
heating	\$ 67,390	
plumbing	\$ 21,000	
fire protection	\$ 650	
fire alarm system		
security system		
	21st CENTURY SYSTEMS SUBTOTAL:	\$ 111,840
<b>Code</b>		
ADA - handicapped accessibility		
egress		
rated enclosures	\$ 2,620	
crawlspace ventilation	\$ 2,700	
	CODE SUBTOTAL:	\$ 5,320
	Priority 1 CONSTRUCTION SUBTOTAL:	\$ 430,997
<b>General Conditions &amp; Other Construction Costs</b>		
<b>General Conditions</b>		10% \$ 43,100
GC fees, bonding, insurance, supervision, project manager, mobilization, testing, temporary utilities, OSHA requirements, field trailer office, final cleaning, assumed 17 weeks of construction		
<b>General Liability Insurance</b>	1% \$ 4,310	
Contingencies (estimating, design)	15% \$ 64,650	
	\$ 112,059	
	Priority 1 CONSTRUCTION TOTAL:	\$ 543,056
<b>Phase I Indirect/Soft Costs</b>		
Architectural/Engineering Fees for Design/Construction Documents	.9% \$ 48,875	
Owner's Contingency	15% \$ 81,458	
Testing, Inspections, Legal Fees, Printing Costs, Builder's Risk Insurance, Misc.	6% \$ 32,583	
	\$ 162,917	
	PART I PROJECT TOTAL:	\$ 705,973

- Notes:
- \* Mold remediation may not be required if all first floor framing is replaced.
  - 1. Figures shown are based on 2008 dollars and do not include escalation. Assumption is that construction will begin prior to December 2008.
  - 2. Estimated construction costs for Part I of the Initial Study reference column "A" of the Scope option spreadsheet.
  - 3. Study and related testing costs are not included in Project Total figures.

# Cost Summary for the Pinney House, Ellington

Initial Study Plan -- Part II

27-Feb-08

## Priority 2 Make the Building Useable for Commercial Use (Offices)

	Estimated Construction Cost
<b>Hazardous Materials</b> mold, asbestos, lead paint	\$ 20,640
<b>Sitework</b> fencing demolition, landscaping/grass, topography	\$ 63,825
<b>Exterior</b>	
roofing	\$ 72,590
lightning protection	\$ 3,500
chimneys	\$ 29,200
eaves/cornices	\$ 21,938
masonry walls	\$ 43,796
doors & windows	\$ 39,350
miscellaneous	\$ 16,500
	<b>EXTERIOR SUBTOTAL:</b> \$ 226,874
<b>Interior</b>	
ceilings & walls	\$ 78,543
floors	\$ 29,793
details	\$ 58,465
	<b>INTERIOR SUBTOTAL:</b> \$ 166,800
<b>Structural</b>	
basement	\$ 62,288
first floor framing	\$ 41,790
second floor framing	\$ 7,200
attic framing	\$ 5,800
foundation walls	\$ 2,500
crawl space under Ell	\$ 3,250
	<b>STRUCTURAL SUBTOTAL:</b> \$ 122,828
<b>21st Century Systems</b>	
electric	\$ 97,840
telephone/data	\$ 4,700
heating & airconditioning	\$ 143,790
plumbing	\$ 50,500
fire protection	\$ 950
fire alarm system	\$ 6,000
security system	\$ 2,500
	<b>21st CENTURY SYSTEMS SUBTOTAL:</b> \$ 306,280
<b>Code</b>	
ADA - handicapped accessibility	\$ 8,890
egress	\$ 31,289
rated enclosures	\$ 13,465
crawl space ventilation	\$ 3,200
	<b>CODE SUBTOTAL:</b> \$ 56,844

**Priority 2 CONSTRUCTION SUBTOTAL:** \$ 961,590

## General Conditions & Other Construction Costs

<b>General Conditions</b>	10%	96,159
GC fees, bonding, insurance, supervision, project manager, mobilization, testing, temporary utilities, OSHA requirements, field trailer office, final cleaning, assumed 26 weeks of construction		
<b>General Liability Insurance</b>	1%	\$ 9,616
<b>Contingencies (estimating, design)</b>	15%	\$ 144,238
	\$	250,013

**Priority 2 CONSTRUCTION TOTAL:** \$ 1,211,603

## Phase II Indirect/Soft Costs

<b>Architectural/Engineering Fees for Construction Documents</b>	9%	\$ 109,044
<b>Owner's Contingency</b>	15%	\$ 181,740
<b>Testing, Inspections, Legal Fees, Printing Costs, Builder's Risk Insurance, Misc.</b>	6%	\$ 72,696

**PART II PROJECT TOTAL:** \$ 1,575,084

Notes: \* Mold remediation may not be required if all first floor framing is replaced.

- Figures shown are based on 2008 dollars and do not include escalation. Assumption is that construction will begin prior to December 2008.
- Estimated construction costs for Part 2 of the Initial Study reference column "B" of the Scope option spreadsheet.
- Study and related testing costs are not included in Project Total figures.

# Cost Summary for the Pinney House, Ellington

Initial Study Plan -- Part II *historic*

27-Feb-08

## Priority 2 Make the Building Useable for Commercial Use (Offices) with *historic preservation/restoration*

Estimated  
Construction Cost

<b>Hazardous Materials</b>	mold, asbestos, lead paint	\$ 20,640
<b>Sitework</b>	fencing demolition, landscaping/grass, topography	\$ 74,425
<b>Exterior</b>		
roofing	\$ 109,650	
lightning protection	\$ 3,500	
chimneys	\$ 81,640	
eaves/comices	\$ 26,663	
masonry walls	\$ 43,796	
doors & windows	\$ 51,850	
miscellaneous	\$ 16,500	
	<b>EXTERIOR SUBTOTAL:</b>	\$ 333,599
<b>Interior</b>		
ceilings & walls	\$ 78,543	
floors	\$ 34,520	
details	\$ 85,311	
	<b>INTERIOR SUBTOTAL:</b>	\$ 198,373
<b>Structural</b>		
basement	\$ 62,288	
first floor framing	\$ 50,115	
second floor framing	\$ 10,000	
attic framing	\$ 9,000	
foundation walls	\$ 2,500	
crawlspace under Ell	\$ 3,250	
	<b>STRUCTURAL SUBTOTAL:</b>	\$ 137,153
<b>21st Century Systems</b>		
electric	\$ 130,095	
telephone/data	\$ 4,700	
heating & airconditioning	\$ 198,840	
plumbing	\$ 52,500	
fire protection	\$ 900	
fire alarm system	\$ 6,000	
security system	\$ 2,500	
	<b>21st CENTURY SYSTEMS SUBTOTAL:</b>	\$ 395,535
<b>Code</b>		
ADA - handicapped accessibility	\$ 10,690	
egress	\$ 31,289	
rated enclosures	\$ 13,465	
crawlspace ventilation	\$ 3,700	
	<b>CODE SUBTOTAL:</b>	\$ 59,144

**Priority 2 *historic* CONSTRUCTION SUBTOTAL: \$ 1,216,368**

## General Conditions & Other Construction Costs

### General Conditions

10% 121,637

GC fees, bonding, insurance, supervision, project manager, mobilization,  
testing, temporary utilities, OSHA requirements, field trailer office, final cleaning,  
assumed 38 weeks of construction

### General Liability Insurance

1% \$ 12,164

### Contingencies (estimating, design)

15% \$ 182,455

\$ 316,256

**Priority 2 *historic* CONSTRUCTION TOTAL: \$ 1,532,624**

## Phase II *Historic* Indirect/Soft Costs

### Architectural/Engineering Fees for Construction Documents

9% \$ 137,936

### Owner's Contingency

15% \$ 229,894

### Testing, Inspections, Legal Fees, Printing Costs, Builder's Risk Insurance, Misc.

6% \$ 91,957

\$ 459,787

**PART II *historic* PROJECT TOTAL: \$ 1,992,411**

### Notes:

- \* Mold remediation may not be required if all first floor framing is replaced.
- 1. Figures shown are based on 2008 dollars and do not include escalation. Assumption is that construction will begin prior to December 2008.
- 2. Estimated construction costs for Part 2 *historic* of the Initial Study reference column "C" of the Scope option spreadsheet.
- 3. Study and related testing costs are not included in Project Total figures.

**Scope of Work/Associated Construction Costs For the Pinney House, Ellington**  
 Initial Study Plan • Phase I & II  
 27-Feb-08

**Scope of Work/Associated Construction Costs For the Pinney House, Ellington**

Scope	Column A (Part of Study)	Estimated Construction Cost	Column B (Part of Study)	Estimated Construction Cost	Column C (Part of Study)	Estimated Construction Cost
<b>Hazardous Materials</b>			<b>After Removal to New Use (TB) Without Historical Context</b>		<b>Historic Preservation Restoration with New Commercial Use</b>	
mold present in basement	Remediate mold from wood framing remove bark, wash/dilute, lump sum	\$ 2,500	Remediate mold from wood framing remove bark, wash/dilute, lump sum	\$ 2,500	Remediate mold from wood framing remove bark, wash/dilute, lump sum	\$ 2,500
	provide temporary dehumidification	\$ 1,000	provide temporary dehumidification	\$ 1,000	provide temporary dehumidification	\$ 1,000
	<b>MOLD SUBTOTAL:</b>	<b>\$ 3,500</b>	<b>MOLD SUBTOTAL:</b>	<b>\$ 3,500</b>	<b>MOLD SUBTOTAL:</b>	<b>\$ 3,500</b>
					foundation water-proofing & perimeter drain <small>only if moisture conditions to be an issue</small>	
					abatement	\$ 1,900
					abatement	\$ 240
					abatement	\$ 4,200
					price per window unit	\$ 4,200
					abatement	\$ 7,800
					industrial hygiene services	\$ 10,000
					<b>ASBESTOS SUBTOTAL:</b>	<b>\$ 15,140</b>
					<b>ASBESTOS SUBTOTAL:</b>	<b>\$ 15,140</b>
					remediation efforts not required	
					remediation efforts not required	
					hazardous waste disposal fee	\$ 2,000
					<b>HAZARDOUS MATERIALS SUBTOTAL:</b>	<b>\$ 20,640</b>
					<b>HAZARDOUS MATERIALS SUBTOTAL:</b>	<b>\$ 20,640</b>
<b>Site walkways</b>	<b>status quo</b>		accessible concrete sidewalk from hop parking to main entrance	\$ 2,750	brick paver type walks on compacted gravel base	\$ 7,000
			regrading req'd for accessible slopes	\$ 2,000	regrading req'd for accessible slopes	\$ 2,000
			gravel walkways	\$ 250		
					luminous driveway	\$ 24,000
					designate parking spaces	\$ 7,200
					regrading req'd for accessible slopes	\$ 4,000
					remove, replace with vinyl coated fence	\$ 1,800
					price per linear foot	\$ 1,650
					remove landscaping against building	\$ 5,000
					remove landscaping against building	\$ 5,000
					provide shrubs/landscaping	\$ 10,000
					adjacent to building and at parking	
					req'd by zoning adjacent to residential	
					reseed where disturbed by construction	
					remove landscaping away from building	
					improve drainage away from building	
					clean out window wells at basement	
					clean out window wells at basement	
					replace with building-mounted light fixture	
					each fixture, historic look	
					each fixture, historic look	
					site lighting+parking: bollards, posts	
					required by zoning	
					historical look	
					remediate as req'd	
					remediate as req'd	
					<b>SITE SUBTOTAL:</b>	<b>\$ 63,825</b>
					<b>SITE SUBTOTAL:</b>	<b>\$ 74,425</b>

Scope	Column A (Part I, Cost Study)	Estimated Construction Cost	Column B (Part II, Cost Study)	Estimated Construction Cost	Column C (Part III, Cost Study)	Estimated Construction Cost
Original material/current conditions	Working Smithy - roof, siding, windows, doors, trim, gutters, downspouts, chimney, eaves, cornices, brick, wood, etc.		Demolition of New Steel IBD with Some Historical Content		Demolition of asphalt shingles	
Exterior						
Roofing						
Original wood/asphalt shingles	demolition of asphalt shingles 2 layers assumed	\$ 2,600	demolition of asphalt shingles 2 layers assumed	\$ 2,600	demolition of asphalt shingles	\$ 2,600
	demolition of wood shingles asbestos waste removal	\$ 2,600	demolition of wood shingles asbestos waste removal	\$ 2,600	demolition of wood shingles asbestos waste removal	\$ 2,600
	see hazardous materials		see hazardous materials		see hazardous materials	
	demo of sheathing/decking	\$ 1,950	demo of sheathing/decking	\$ 1,950	demo of sheathing/decking	\$ 1,950
	1"x12" standard planks assumed		1"x12" standard planks assumed		1"x12" standard planks assumed	
	asphalt shingles (30 yr life) premium, class A, pneumatic nailed; w/ felt underlayment, fastening	\$ 11,700	imitation cedar shingles lump sum	\$ 14,300	hand-split red cedar shingles lump sum	\$ 15,600
	shingle guards	\$ 5,000	shingle guards	\$ 7,500	shingle guards	\$ 7,500
					wood sleepers	\$ 7,600
					to ventilate wood shingles	
	new sheathing	\$ 5,200	new sheathing 3/4" plywood, pine/marble nailed	\$ 5,200	wood roof decking reuse existing, replace w/ timber framing	\$ 31,200
	demo of timber framing	\$ 1,320	demo of timber framing lats, south side of main house	\$ 1,320	demo of timber framing	\$ 1,320
	new timber framing	\$ 5,940	new timber framing 4"x6" lats, south side of main house	\$ 5,940	new timber framing 4"x6" lats, south side of main house	\$ 5,940
	replace/replace timber framing	\$ 7,480	repair/replace timber framing 15% of north, east, west - main house + ell	\$ 7,480	repair/replace timber framing 15% of north, east, west - main house + ell	\$ 7,480
	demo/replace insulation at attics, R30	\$ 4,200	demo/replace insulation at attics, R30	\$ 4,200	demo/replace insulation at attics, R30	\$ 4,200
	demo gutters & downspouts	\$ 900	demo gutters & downspouts price per ft	\$ 900	demo gutters & downspouts price per ft	\$ 900
	new gutters	\$ 1,600	new gutters alum, 5' wide, price per ft	\$ 5,000	new gutters copper	\$ 6,000
	new downspouts	\$ 800	new downspouts alum., 3x4", price per ft	\$ 2,200	new downspouts copper, 3x4"	\$ 2,600
	ridge vent	\$ 360	ridge vent insulated polyethylene & shingles, price per ft	\$ 600	ridge vent price per ft	\$ 960
	insulated polyethylene & shingles, price per ft	\$ 2,500	vents & soffits cut holes, insert circle vents, lump sum	\$ 7,800	vents & soffits see eaves/cornices	\$ 960
	scaffolding and other equipment	\$ 7,800	scaffolding and other equipment demolition dumpsters	\$ 3,000	scaffolding and other equipment demolition dumpsters	\$ 3,000
	demolition dumpsters	\$ 3,000	ROOFING SUBTOTAL:	\$ 72,550	ROOFING SUBTOTAL:	\$ 108,650
Interior						
Demolition						
currently in place	demolition existing system	\$ 500	demolition existing system lump sum	\$ 500	demolition existing system lump sum	\$ 500
	provide new lightning protection system	\$ 3,000	provide new lightning protection system Includes grounding, coat on air terminal one at each chimney, plus two per ridge	\$ 3,000	provide new lightning protection system Includes grounding, coat on air terminal one at each chimney, plus two per ridge	\$ 3,000
	includes grounding, cost per air terminal					
	one at each chimney, plus two per ridge					
	LIGHTNING PROTECTION SUBTOTAL:	\$ 3,500	LIGHTNING PROTECTION SUBTOTAL:	\$ 3,500	LIGHTNING PROTECTION SUBTOTAL:	\$ 3,500
Exterior						
Brick	brick (painted--high lead content) probably unlined single white brick dividers (or lined with lime mortar to fireproof)	\$ 15,000	demolition of chimneys single white assumed, price each	\$ 15,000	demolition of chimneys single white assumed	\$ 15,000
	demolition dumpsters	\$ 1,000	demolition dumpsters rebuilt one chimney for boiler flue brick, price per each	\$ 1,000	demolition dumpsters rebuilt all five chimneys brick, price each	\$ 1,000
	CHIMNEY SUBTOTAL:	\$ 16,000	CHIMNEY SUBTOTAL:	\$ 12,000	CHIMNEY SUBTOTAL:	\$ 60,000
	significant water damage replacement required		paint exposed portion of chimney incorporate venting	\$ 1,200	paint exposed portion of chimney incorporate venting	\$ 5,640
Wood	leaves as is; powerwash, repaint modify to add vents--see roofing rebuild vented dorms at ell	\$ 1,350	remove cornice moulding price per linear foot	\$ 2,700	remove sections that are falling assumed 50%, price per linear foot	\$ 1,688
	multiple blocks glutite	\$ 3,750	rebuild from synthetic resin ("IRON") from standard profiles similar to existing	\$ 16,875	rebuild portions from wood price per linear foot	\$ 19,688
	EAVES/CORNICES SUBTOTAL:	\$ 5,100	incorporate venting price per linear foot	\$ 1,350	incorporate venting price per linear foot	\$ 4,050
	egg and dart molding		paint	\$ 1,013	repaint	\$ 1,233
					EAVES/CORNICES SUBTOTAL:	\$ 21,938
						\$ 26,663

Scope	Original material/current conditions	Estimated Construction Cost	Estimated Construction Cost	Estimated Construction Cost	Estimated Construction Cost
	column A: Part of Study Reframing Building Waterfront Structurally Sound	column B: Part of Study After renovation to a Newuse (TBD) with Some Historical Content	column C: Part of Study Historic Preservation Options with New Commercial Use (TBD)	column D: Part of Study Historic Preservation Options without New Commercial Use (TBD)	Estimated Construction Cost
<b>MASONRY</b>					
English Bond brick	lead-based paint removal, not recommended clean, wash, rinse brick clean & replace brick @ affected areas 10% exterior brick assumed, lump sum cost	\$ 5,396 \$ 5,000 10% exterior brick assumed, lump sum cost	lead-based paint removal, not recommended clean, wash, rinse brick demo & replace brick @ affected areas 10% exterior brick assumed, lump sum cost	\$ 5,396 \$ 5,000 10% exterior brick assumed, lump sum cost	\$ 5,396 \$ 5,000
Sandstone flared lintels	re-point exposed brick areas lime-based mortar, english bond	\$ 3,000 \$ 2,000 \$ 20,000	re-point exposed brick areas lime-based mortar, english bond remove board & batten at ell demolition dumpsters	\$ 3,000 \$ 2,000 \$ 20,000	re-point exposed brick areas lime-based mortar, english bond remove board & batten at ell demolition dumpsters
Masonry walls	remove board & batten at ell demolition dumpsters re-point brick roller-type water based polymer, lump sum cost scaffolding and other equipment	\$ 3,000 \$ 2,000 \$ 8,400 \$ 43,786	remove board & batten at ell demolition dumpsters re-point brick roller-type water based polymer, lump sum cost scaffolding and other equipment	\$ 3,000 \$ 2,000 \$ 8,400 \$ 43,786	remove board & batten at ell demolition dumpsters re-point brick roller-type water based polymer, lump sum cost scaffolding and other equipment
<b>EXTERIOR DOORS</b>					
replace broken/missing glass; repair to be weather-tight;	replace with vinyl clad windows;		restore original windows and doors;		
field painted	Windows: remove corrosion, failing, excess glaze asbestos in window glazing 6 over 6 light window sash	\$ 2,500	remove/vinyl clad windows price each	\$ 28,800 keep existing vinyl clad windows; remove composition, repair/refurbish hardware, replace damaged glazing, weatherstripping lump sum for full size windows	\$ 600
work to basement windows	work to basement windows glass per window	\$ 225	remove/place basement windows price per window	\$ 750 demo/replace basement windows price per window	\$ 1,050
Storm for windows	storm for windows etc and misc. ones	\$ 750	storm for windows etc and misc. ones	storm for windows etc and misc. ones	\$ 1,000
front wood door w/ half-circle fanlight	Doors: remove corrosion, failing, excess paint repaint/stain/finish door hardware, replace damaged glazing, weatherstripping lump sum	\$ 2,500	remove/exterior doors composite product, price each	\$ 7,500 restore/refinish original exterior doors price each	\$ 15,000
side wood doors w/ transom; six flat panels	demoreplace storm doors price each	\$ 1,000	demoreplace storm doors price each	\$ 1,100 demoreplace bulkhead/cellar door lump sum	\$ 1,500
wood casings, trim	demoreplace bulkhead/cellar door lump sum	\$ 1,150	demoreplace bulkhead/cellar door lump sum	\$ 1,200 demoreplace bulkhead/cellar door price each	\$ 1,550
<b>DOORS &amp; WINDOWS</b>	<b>SUBTOTAL:</b> \$ 8,125		<b>DOORS &amp; WINDOWS SUBTOTAL:</b> \$ 39,350	<b>DOORS &amp; WINDOWS SUBTOTAL:</b> \$ 51,350	
<b>MISCELLANEOUS</b>					
remove fire escape & misc. metal	\$ 1,000	remove fire escape & misc. metal from exterior, lump sum	\$ 1,000 from exterior, lump sum	remove fire escape & misc. metal from exterior, lump sum	\$ 1,000
remove exterior stair, landing, posts, etc.	\$ 2,500	remove exterior stair, landing, posts, etc. to upstairs apartment, lump sum cost	\$ 2,500 remove exterior stair, landing, posts, etc. to upstairs apartment, lump sum cost	remove exterior stair, landing, posts, etc. to upstairs apartment, lump sum cost	\$ 2,500
Infill w/ window, masonry & plaster	\$ 5,000	infill w/ window, masonry & plaster similar to existing construction, lump sum cost	\$ 5,000 infill w/ window, masonry & plaster similar to existing construction, lump sum cost	infill w/ window, masonry & plaster similar to existing construction, lump sum cost	\$ 5,000
Infill original door openings at Ell	\$ 3,000	infill original door openings at Ell w/ masonry & plaster, price per opening	\$ 8,000 infill original door openings at Ell w/ masonry & plaster, price per opening	infill original door openings at Ell w/ masonry & plaster, price per opening	\$ 8,000
<b>MISCELLANEOUS</b>	<b>SUBTOTAL:</b> \$ 16,500		<b>MISCELLANEOUS SUBTOTAL:</b> \$ 16,500	<b>MISCELLANEOUS SUBTOTAL:</b> \$ 16,500	
<b>Interior</b>			remove all 1950's finishes to expose concealed original const/ remove all 1950's finishes to expose concealed original const/ remove all 1950's finishes to expose concealed original const/ remove all 1950's finishes to expose concealed original const/		
<b>CEILINGS</b>					
plaster ceilings (hidden by dropped sheetrock)	demo 1950's construction remove dropped sheetrock ceilings 75% main level and ell assumed	\$ 22,020 \$ 2,753	demo 1950's construction remove dropped sheetrock ceilings 75% main level and ell assumed	\$ 22,020 \$ 2,753	
lath and plaster walls, most covered by sheetrock	remove sheetrock/lathing from walls 75% assumed	\$ 3,000	remove sheetrock/lathing from walls 75% assumed	\$ 3,000	
Ceilings/walls	demolition dumpsters 75% assumed	\$ 6,000	demolition dumpsters patch plaster, infill holes 25% wall/ceiling assumed	\$ 6,000 \$ 16,500	
<b>CEILINGS/WALLS</b>	<b>SUBTOTAL:</b> \$ 33,773		<b>CEILINGS/WALLS</b>	<b>SUBTOTAL:</b> \$ 43,786	

Scope	column A (Part of study)	Estimated Construction Cost	Estimated Construction Cost	Estimated Construction Cost	Estimated Construction Cost	Estimated Construction Cost
Original material/current conditions	interior partitions (non load bearing), structural sound					
Floors	wide board wood (covered by hard yellow pine) green painted areas have lead					
	leave wood floors where still intact; patch flooring at damaged areas <i>assumed 10% of second floor &amp; all</i>	\$ 1,668	patch flooring at damaged areas <i>assumed 10% of all</i>	\$ 400	patch flooring at damaged areas <i>assumed 10% of all</i>	\$ 400
	finish similar to existing demo wood flooring from first floor due to refinishing	\$ 3,963	417 finish similar to existing demo wood flooring from first floor due to refinishing	\$ 100	finish similar to existing demo wood flooring from first floor due to refinishing	\$ 100
	remove vinyl flooring, etc. (non-wood) <i>assumed 20% floors</i>	\$ 734	demo 1950's wd flooring @ second floor remove vinyl flooring, etc. (non-wood) <i>assumed 20% floors</i>	\$ 3,963	demo 1950's wd flooring @ second floor remove vinyl flooring, etc. (non-wood) <i>assumed 20% floors</i>	\$ 3,963
	demolition dumpsters	\$ 3,000	demolition dumpsters	\$ 4,000	demolition dumpsters	\$ 4,000
	provide wood subflooring at first floor <i>future finish flooring</i>	\$ 2,774	provide wood subflooring at first floor <i>future finish flooring</i>	\$ 2,774	provide wood subflooring at first floor <i>future finish flooring</i>	\$ 2,774
	FLOORS SUBTOTAL:	\$ 12,555				
	hardwood flooring <i>at Public areas of first floor/main house</i>					
	vinyl tiles at "wall" areas <i>toilet room &amp; kitchenette</i>					
	carpeting at entire second floor <i>carpeting at office spaces</i>					
	carpeting at office spaces <i>first floor only of main house</i>					
	FLOORS SUBTOTAL:	\$ 29,793				
	decorative moldings					
	wood trimmed openings w/ crossed corners <i>where items are intact, they can remain;</i>		select from similar standard "typon" profiles: remove all moldings	\$ 1,125	duplicate profile in "typon" custom) remove all moldings	\$ 1,125
			cost per linear foot		cost per linear foot	
			remove beaded detail from arc opening <i>Victorian era, lumb sum cost</i>	\$ 100	remove beaded detail from arc opening <i>Victorian era, lumb sum cost</i>	\$ 100
	wood bases molding		demolition dumpsters	\$ 1,000	demolition dumpsters	\$ 1,000
	wood crown moldings		base molding @ first floor offices & public cost per linear foot	\$ 11,200	base molding @ first floor offices & public cost per linear foot	\$ 11,200
	archway w/ "block and bead" motif		chairrail @ public areas of first floor cost per linear foot	\$ 2,400	chairrail @ public areas of first floor cost per linear foot	\$ 2,400
	doors		crown molding @ first floor offices & public cost per linear foot	\$ 13,750	crown molding @ first floor offices & public cost per linear foot	\$ 13,750
	original wood (a few additional doors in storage)		all new interior doors smoke-light, price each	\$ 11,250	plus setup charge for new profile created cost per linear foot	\$ 3,000
			6 panel hinged look, price each	\$ 200	plus setup charge for new profile created cost per linear foot	\$ 3,000
	door jambs/heads		close off attics w/ access doors smoke-light, price each	\$ 1,000	use some trim storage, price each cost per linear foot	\$ 2,400
	different types of wood trim configurations		all new interior doors smoke-light, price each	\$ 11,250	restore all interior doors to original cost per linear foot	\$ 3,000
			patch and paint intact door trim cost per linear foot	\$ 1,116	patch and paint intact door trim cost per linear foot	\$ 1,116
	Window/Trim/reveals		reinstall door trim as required where sheetrock removed, per door	\$ 540	new door/window trim to match existing cost per linear foot	\$ 7,236
	wood flat panels (w/ shutters?)		marble threshold at toilet rm & kitchenette price per dropping	\$ 120	marble threshold at toilet rm & kitchenette price per dropping	\$ 120
	remove/save window trim as required where sheetrock removed, per window	\$ 750	patch and paint intact window trim cost per linear foot	\$ 864	patch and paint intact window trim cost per linear foot	\$ 864
			reinstall/modify window trim as required where sheetrock removed, per window	\$ 1,500	setup charge for door/window trim where sheetrock removed, per window	\$ 3,000

Scope	Column A (Part of Study)	Estimated Construction Cost	Column C (Part of Study)	Estimated Construction Cost	Estimated Construction Cost
<b>Original material/current conditions</b>	<b>Kitchen Building Kitchen - Structurally Sound</b>	<b>\$ 0.00</b>	<b>Historic Preservation Restoration with Some Historical Content</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>built-in cabinets</b>	china closet w/ recessed flat panels, cast butt hinges, turned nut/room knobs		patch and paint built-in cabinets	\$ 3,200	patch and paint/refinish built-in cabinets
			cabinetry for kitchenette	\$ 3,300	cabinetry for kitchenette
			countertop, base & upper cabinets, If cost modifications as req'd, patch and paint	\$ 5,000	countertop, base & upper cabinets, If cost modifications as req'd, patch and paint
<b>Stairway to second floor</b>	original location		modification lump sum	\$ 800	modification lump sum
<b>fireplaces</b>	northwest covered by knotty pine sheathing, southwest firebox closed, cast iron fire frame added		modify/rebuild all fireplaces	\$ 800	modify/rebuild all fireplaces
	stonework surround		lump sum	\$ 7,000	lump sum
	Federal-style mantel		per fireplace		
<b>INTERIOR EXTERIOR</b>			<b>DETAILS SUBTOTAL:</b> \$ 1,730	<b>DETAILS SUBTOTAL:</b> \$ 58,465	<b>DETAILS SUBTOTAL:</b> \$ 85,311
<b>wallpaper</b>	appears to be from 1950's				
<b>stenciling</b>	none visible				
<b>marbling or graining</b>	none visible				
<b>Structural Requirements</b>					
<b>dirt</b>			<b>assumes basement will be used for storage</b>	<b>\$ 9,813</b>	<b>assumes basement will be used for storage</b>
			excavation	price per cubic yard	excavation
			1,848		
			gravel base	price per cubic yard	price per cubic yard
			1,500		\$ 9,813
			lump sum	price per cubic yard	
			new slab on grade	\$ 23,790	price per cubic yard
			4" thick, no reinforcement	\$ 19,650	price per cubic yard
			7,925 reinforcing	\$ 1,189	price per cubic yard
			to act as a vapor barrier	\$ 356	4" thick, no finish, price per cu yd
			vapor barrier	polyethylene, .010" thick	19,500
			sump pit & pump	sump pit & pump	sump pit & pump
			lump sum	lump sum	lump sum
			rebuild/repair stairs to basement	\$ 6,000	rebuild/repair stairs to basement
			lump sum	lump sum	lump sum
			<b>BASEMENT FLOOR SUBTOTAL:</b> \$ 17,273	<b>BASEMENT FLOOR SUBTOTAL:</b> \$ 62,288	<b>BASEMENT FLOOR SUBTOTAL:</b> \$ 62,288
<b>DEMOLITION</b>					
<b>hand-hewn carrying beams, half-round joists, up-end-down sawn secondary timbers</b>	demolish/space framing - main house	\$ 28,630	demo/replace framing - main house	\$ 31,700	demo/replace framing - main house
	dumpsters	\$ 3,000	3,000 dumpsters	3,000 dumpsters	3,000 dumpsters
	demo posts	\$ 250	demo posts	\$ 250 demo posts	demo posts
	price each		price each	price each	price each
	temporary shoring	\$ 2,500	temporary shoring	\$ 2,500 temporary shoring	temporary shoring
			new posts where req'd	\$ 1,600	new posts where req'd
			6x6" structural grade, price each	price each	heavy timber, price each
	foundation for each post	\$ 2,400	foundation for each tally column	\$ 2,400	foundation for each post
	16x16x12", price each	16x16x12", price each	16x16x12", price each		2,400
	excavation for post foundations	\$ 100	excavation for post foundations	\$ 100	excavation for post foundations
	price per cubic yard		price per cubic yard	price per cubic yard	price per cubic yard
	grave base at post foundations	\$ 240	grave base at post foundations	\$ 240	grave base at post foundations
	price per cubic yard		price per cubic yard	price per cubic yard	price per cubic yard
	<b>FIRST FLOOR FRAMING SUBTOTAL:</b> \$ 38,220		<b>FIRST FLOOR FRAMING SUBTOTAL:</b> \$ 41,790		<b>FIRST FLOOR FRAMING SUBTOTAL:</b> \$ 50,116
<b>STRUCTURE REPAIR</b>					
<b>repair/replace damaged framing</b>	4,800 repair/replace damaged framing	\$ 7,200	repair/replace damaged framing	\$ 10,000	repair/replace damaged framing
	conventional framing, 25% estimated		25% estimated		heavy timber framing, 25% estimated
	repair/replace damaged framing	\$ 3,200	repair/replace damaged framing	\$ 4,800	repair/replace damaged framing
	conventional framing, 25% estimated		25% estimated		heavy timber framing, 25% estimated
	demolition dumpsters	\$ 1,000	demolition dumpsters	\$ 1,000	demolition dumpsters
	<b>ATTIC FRAMING SUBTOTAL:</b> \$ 4,200		<b>ATTIC FRAMING SUBTOTAL:</b> \$ 5,800		<b>ATTIC FRAMING SUBTOTAL:</b> \$ 9,000

Scope	Original material/current conditions	Estimated Construction Cost	Column B (Partial) of Study After Removal of New (if any) with Some Historical Context	Column C (Partial) of Study Historic Preservation/Restoration with New Commercial Use	Estimated Construction Cost
Roofing	Wood roof rafters		see Roofing section above		
Exterior walls	Irregular rubble masonry below grade, dressed stone above grade. moisture infiltration at south side		repair where required lump sum seal any gaps at pipe intersections, etc. lump sum	\$ 2,000 repair where required lump sum \$ 500 seal any gaps at pipe intersections, etc. lump sum	\$ 2,000 repair where required lump sum \$ 500 seal any gaps at pipe intersections, etc. lump sum
Foundation walls			FOUNDATION WALLS SUBTOTAL: \$ 2,500	FOUNDATION WALLS SUBTOTAL: \$ 2,500	FOUNDATION WALLS SUBTOTAL: \$ 2,500
General exterior			batt insulation under floor, R19 provide tarp on dirt floor to act as vapor barrier	\$ 2,000 batt insulation under floor, R19 \$ 1,250 provide tarp on dirt floor to act as vapor barrier	\$ 2,000 batt insulation under floor, R19 \$ 1,250 provide tarp on dirt floor to act as vapor barrier
21st century systems			CRAWL SPACE SUBTOTAL: \$ 3,250	CRAWL SPACE SUBTOTAL: \$ 3,250	CRAWL SPACE SUBTOTAL: \$ 3,250
Electric			demolition of all electrical lump sum reactivation of service estimated power company fee convert to single meter	\$ 4,000 demolition of all electrical lump sum \$ 800 reactivation of service estimated power company fee \$ 10,000 convert to single meter	\$ 4,000 demolition of all electrical lump sum \$ 800 reactivation of service estimated power company fee \$ 10,000 convert to single meter
	minimal electrical outlets & wiring <del>use exposed conduit, price per circuit</del>		100 amp service, lump sum 5,000 power for typical office use	100 amp service, lump sum \$ 42,040 power for typical office use	100 amp service, lump sum \$ 47,295 power for typical office use
	wiring req'd for mechanical equipment		wiring req'd for mechanical equipment lump sum	\$ 2,000 wiring req'd for mechanical equipment lump sum	\$ 2,000 wiring req'd for mechanical equipment lump sum
			Interior office lighting assumed number of offices	\$ 24,000 interior office lighting assumed number of offices	\$ 36,000 interior office lighting assumed number of offices
			Interior General lighting assumed number of offices	\$ 15,000 interior general lighting assumed number of offices	\$ 39,000 interior general lighting assumed number of offices
			ELECTRIC SUBTOTAL: \$ 21,800	ELECTRIC SUBTOTAL: \$ 97,840	ELECTRIC SUBTOTAL: \$ 130,095
Telephone			reactivation of service single phone line and (3) jacks lump sum	\$ 100 reactivation of service \$ 1,000 single phone line and (3) jacks lump sum	\$ 100 reactivation of service \$ 1,000 single phone line and (3) jacks lump sum
			additional phone jacks & wiring assumed number of offices	\$ 1,800 additional phone jacks & wiring assumed number of offices	\$ 1,800 additional phone jacks & wiring assumed number of offices
			TELEPHONE SUBTOTAL: \$ 1,100	TELEPHONE DATA SUBTOTAL: \$ 4,700	TELEPHONE DATA SUBTOTAL: \$ 4,700
Utilities			demolition of existing equipment lump sum	\$ 5,000 demolition of existing equipment lump sum	\$ 5,000 demolition of existing equipment lump sum
	oil-fired boiler and radiation		oil-fired furnace HEATING SUBTOTAL: \$ 67,350	\$ 62,350 central system for heating & cooling oil-fired furnace VENTILATION OF NEW TOILET ROOM	\$ 135,790 central system for heating & cooling oil-fired furnace VRV=variable refrigerant volume system VENTILATION OF NEW TOILET ROOM
				VENTILATION OF NEW TOILET ROOM HEAT & AIR CONDITIONING SUBTOTAL: \$ 143,790	VENTILATION OF NEW TOILET ROOM HEAT & AIR CONDITIONING SUBTOTAL: \$ 188,840
Plumbing			demolition of existing fixtures & piping lump sum	\$ 8,000 demolition of existing fixtures & piping lump sum	\$ 8,000 demolition of existing fixtures & piping lump sum
	electric water heater, 30 gallon		electric water heater, 30 gallon price each	\$ 1,000 electric water heater, 30 gallon price each	\$ 1,000 electric water heater, 30 gallon price each
	(2) hose bibs and janitor sink		(2) hose bibs and janitor sink includes piping, cost per fixture	\$ 12,000 (2) hose bibs and janitor sink includes piping, cost per fixture	\$ 12,000 (2) hose bibs and janitor sink includes piping, cost per fixture
			plumbing for one unisex (hip) toilet room	\$ 8,000 plumbing for one unisex (hip) toilet room	\$ 10,000 plumbing for one unisex (hip) toilet room
			plumbing for sink @ kitchenette	\$ 4,000 plumbing for sink @ kitchenette	\$ 4,000 plumbing for sink @ kitchenette
			cost per fixture	cost per fixture	cost per fixture

Scope	Column A (Part of Study)	Estimated Construction Cost	Estimated Construction Cost	Estimated Construction Cost
	Original material/current conditions		Historic preservation exemption if existing construction complies with Commission's guidelines (BSD)	Historic preservation exemption if existing construction complies with Commission's guidelines (BSD)
Plumbing	none			
sprinklers not required by code				
portable fire extinguisher	\$ 150	check code for new use: portable fire extinguisher one per floor	\$ 150	check code for new use: portable fire extinguisher one per floor
smoke/heat detector near boiler	\$ 500	smoke/heat detector near boiler recommendation: tie into FA system, lump sum	\$ 800	smoke/heat detector near boiler recommendation: tie into FA system, lump sum
recommendation: lump sum				
FIRE PROTECTION				
FIRE PROTECTION SUBTOTAL:	\$ 650			
FIRE PROTECTION SUBTOTAL:	\$ 950			
Security System	none			
none required by code				
recommendation: lump sum				
HANDICAP ACCESSIBILITY				
Code				
until a specific use is determined, nothing should be done:				
gravel drive entrance (ramp) stand at each door		1 accessible space per 25' locate at main public entrance	\$ 1 accessible space per 25'	see site see site
toilet room(s) non-lavatory bathrooms. Note: accessible		1 unisex accessible toilet room req'd min. 1 unisex accessible toilet room req'd	locate at main public entrance	locate at main public entrance
Kitchen Sink	three, none accessible	toilet room accessories (grab bars, etc.)	\$ 1,300	plumbing, etc.
elevator	none	Ct. wainscot and flooring	\$ 2,040	plumbing, etc.
lever handles @ doors	knob type	If sink provided, it must be accessible		CT wainscot and flooring
signage	none	if sink provided, it must be accessible		CT wainscot and flooring
EGRESS	exit access	not required: upstair <3,000 sf		CT wainscot and flooring
open stair to second floor		provide lever handles	\$ 3,750	CT wainscot and flooring
stair to basement doesn't connect to exit		at rooms along accessible route		CT wainscot and flooring
handrails required both sides of stairs		at all spaces along accessible route, price each	\$ 2,100	CT wainscot and flooring
cost per door		at all spaces along accessible route, price each	\$ 2,100	CT wainscot and flooring
enclose basement stair to exit, basement occupancy of 6		interior room signage (with braille)		CT wainscot and flooring
normally code requires 1-hr rating, historic bldg exemption if existing rated sheetrock ceiling		at all spaces along accessible route, price each	\$ 2,100	CT wainscot and flooring
misc. work to seal tight existing plaster ceiling		at all spaces along accessible route, price each	\$ 2,100	CT wainscot and flooring
lump sum		at all spaces along accessible route, price each	\$ 2,100	CT wainscot and flooring
rated sheetrock walls		at all spaces along accessible route, price each	\$ 2,100	CT wainscot and flooring
misc. work to seal tight existing walls		at all spaces along accessible route, price each	\$ 2,100	CT wainscot and flooring
lump sum		at all spaces along accessible route, price each	\$ 2,100	CT wainscot and flooring
rated doorsframes & hardware		at all spaces along accessible route, price each	\$ 2,100	CT wainscot and flooring
cost per door		at all spaces along accessible route, price each	\$ 2,100	CT wainscot and flooring
enclose basement stair to exit, basement occupancy of 6		at all spaces along accessible route, price each	\$ 2,100	CT wainscot and flooring
normally code requires 1-hr rating, historic bldg exemption if existing rated sheetrock ceiling		at all spaces along accessible route, price each	\$ 2,100	CT wainscot and flooring
misc. work to seal tight existing plaster ceiling		at all spaces along accessible route, price each	\$ 2,100	CT wainscot and flooring
lump sum		at all spaces along accessible route, price each	\$ 2,100	CT wainscot and flooring
rated sheetrock walls		at all spaces along accessible route, price each	\$ 2,100	CT wainscot and flooring
misc. work to seal tight existing walls		at all spaces along accessible route, price each	\$ 2,100	CT wainscot and flooring
lump sum		at all spaces along accessible route, price each	\$ 2,100	CT wainscot and flooring
rated doorsframes & hardware		at all spaces along accessible route, price each	\$ 2,100	CT wainscot and flooring
cost per door		at all spaces along accessible route, price each	\$ 2,100	CT wainscot and flooring
handrails required both sides of stairs		at all spaces along accessible route, price each	\$ 2,100	CT wainscot and flooring
cost per door		at all spaces along accessible route, price each	\$ 2,100	CT wainscot and flooring
lump sum		at all spaces along accessible route, price each	\$ 2,100	CT wainscot and flooring
egress doors must swing in direction of egress travel		at all spaces along accessible route, price each	\$ 2,100	CT wainscot and flooring
historic bldg exemption for front door if local official approves		at all spaces along accessible route, price each	\$ 2,100	CT wainscot and flooring
smoke/light corridors to exits per code		at all spaces along accessible route, price each	\$ 2,100	CT wainscot and flooring
sheetrock ceiling		at all spaces along accessible route, price each	\$ 2,100	CT wainscot and flooring
misc. work to seal tight existing plaster ceiling		at all spaces along accessible route, price each	\$ 2,100	CT wainscot and flooring
lump sum		at all spaces along accessible route, price each	\$ 2,100	CT wainscot and flooring

Official

Scope	Original material/current conditions	Estimated Construction Cost	Estimated Construction Cost	Estimated Construction Cost	Estimated Construction Cost
	Marketable Building Watertight & Structural Sound	After Renovation of New Unit (B) with Some Historical Content	Column C (Part II of Study)	Historic Preservation Partition with New Commercial Use (B8)	Column C (Part II of Study)
Perimeter Enclosure	storage rooms				
	basement unprotected from remainder				
	unprotected from remainder of building				
	furnace/buffer room				
	provide ventilation				
	attic/crawl space				
	open to main house's basement				
	CONSTRUCTION SUBTOTALS:				
	COLUMN A:	\$ 430,997			\$ 961,590
	NOTES:				
	1 figures shown are based on 2008 dollars and do not include "soft costs" such as inflation, general conditions, contingencies, etc.				
	2 if a sprinkler system is desired for insurance purposes, costs are estimated at \$22,000 for a wet system plus \$72,000 for a dry system at the attics.				
	3 for estimating purposes, new use is assumed to be commercial, office space, one tenant.				

## **CONSTRUCTION SUBTOTALS:**

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- 1 figures shown are based on 2008 dollars and do not include "soft costs" such as inflation, general conditions, contingencies, etc.  
2 If a sprinkler system is desired for insurance purposes, costs are estimated at \$2,000 for a wet system plus \$12,000 for a dry system at the stiles.  
3 For estimating purposes, new use is assumed to be commercial, office space, one family.

2 March 2008

### Pinney House Questions

Could you provide us with some background as to your experience working with late 18<sup>th</sup> or early 19<sup>th</sup> century buildings and references from several recent clients?

Certainly, establishment of watertight and structural integrity of the building is the logical and correct number one priority. Why, then, is it almost immediately followed in the cost summary by an almost \$12,000.00 line item for removal of the fence, and for landscaping/grass and topography? Potentially useful archaeological survey work around the building has not been completed and disturbance of the subsurface would destroy important historical evidence.

Under "Asbestos Abatement" of coated plumbing fittings in the crawlspace of the ell, an abatement figure of nearly \$2,000.00 is cited. Since this is a space not frequented by visitors or staff, could encapsulation of the asbestos be a less expensive alternative?

What is entailed in "abatement of window glazing putty" and why is this required? It is a \$4,200.00 line item. Such an approach is extremely labor intensive, demonstrably injurious to antique sash frames and usually results in significant loss of antique glass. Isn't encapsulation with modern non-lead paint a less expensive and more sympathetic course of action? Moreover, no determination has yet been made as to how many sash are original and how many are not and how many are repairable and how many must be replaced.

Regarding lead paint abatement within doors ---what provisions have been made for investigation of original paint colors before the evidence is destroyed? Window sash, moldings, baseboard and original flooring are specified but no cost figure projected. Certainly lead paint abatement is not required for cornice mouldings.

In the roofing itemization, some \$1,900 dollars are estimated for the demolition of the original roof sheathing or decking. Would it not be less expensive to patch those areas where deterioration is advanced, instead of replacing all of the roof boards with "standard 1" X 12" planking? A customary substrate for slate/asphalt shingles is  $\frac{5}{8}$ " plywood, nailed through existing roof boards into the rafters.

Slightly over seven thousand dollars is a line item for the apparent replacement of roof joists on the south side of the house. Rather than remove and replace original fabric wouldn't it be less expensive to achieve structural stability by "sistering" appropriately dimensioned timber to existing elements? Deflection of rafters should not be a concern so long as the unit is supported from beneath. The 19<sup>th</sup> century British critic and writer, John Ruskin, was of the opinion that such cosmetic manifestations of a building's age were "the Golden Stain of Time" and were not to be expunged but, rather, preserved as eloquent testimony of antiquity.

A Chimney Sub-Total includes a *demolition cost* totaling \$16,000.00. I see no figure itemized for overall professional quality photographs of all five chimneys as well as detailed measurements to record all stack dimensions, size of masonry units, thickness of mortar courses, analysis of mortar, and the number of brick courses from base to top. Similarly, there is no figure provided for cleaning, stacking, and storing salvageable original brick. While it is understood that reconstruction of the four dramatic chimneys may sensibly be part of a "Second Phase" of the project, the careful recording of evidence to guide that phase of the work must be in place before the chimneys come down.

A corollary question is whether or not the chimneys are indeed so structurally unsound as to necessitate demolition and reconstruction? If, for example, it were determined at the outset that one chimney would accommodate the new furnace flue, and might be rendered functional and safe by lining it using the Ahrens System, the North American SupaFlue System, Solid Flue Restoration, or the Thermocrete system, the other stacks could be stabilized and unobtrusively capped. Personal experience with the Ahrens System some eight or more years ago, demonstrated that three flues, including the large one serving the kitchen hearth and oven, cost around \$8,000.00. That's half of the demolition cost and you still have four original chimneys.

A sub-total figure of \$7,575 is specified for the Doors and Windows and yet there is no specificity as to how many windows may be original and possibly restorable, and how many windows will have to be replicated and a unit cost for that replication. There is no cost estimate for cleaning and repair of the cast lead tracery of the over-door fan-light by a specialist conservator. While there is discussion of repair and refurbishment of window and door hardware, there is no recognition of how much is antique and worth retaining or how much is modern and should be replaced with quality reproductions.

Until all later accretions are removed from the interior, and a sensible assessment can be made of the surviving original (or significantly old) fabric, it seems premature to cost out cosmetic repair, cleaning, prep-work and repainting of interior finish work. This is appropriately a second phase of the work that requires preliminary analysis and evaluation of what there is, paint research, and some fundamental decisions as to the ultimate use and character of the spaces. The first floor is comprised of "public spaces" that ideally will be "restored" while the second floor rooms, which appear to have been originally far more modestly appointed, as well as altered and debased in the 20<sup>th</sup> century, may possibly merit merely sympathetic renovation.

An estimated cumulative \$31,780 is projected for demolition and replacement of framing in the main house, principally the south slope of the roof. It is unclear as to whether the specification calls for hand-hewn carrying beams, half-round joists, and up-and-down sawn secondary timbers, or whether reference is merely made to the surface tool marks of existing deteriorated original frame elements. Since this is not a "museum house", and the frame elements in question will be in areas not accessible to the public, there is no reason, whatsoever, to consider replacement of deteriorated components with anything other than modern, dimensioned millstock of a wood species comparable to the original.

Flooring: The original finish flooring, which may be presumed to be in place beneath the presently visible, blind-nailed narrow oak flooring, is probably native yellow (hard) pine. It will be face nailed. Only upon removal of the overlying modern narrow hard wood flooring can a decision be made as to retention, repair, or removal and replacement of the original flooring.

Costs for repair of existing interior finish woodwork, or recreation of missing elements of interior finish woodwork, should await removal of all later accretions in order that a clear picture of all surviving original features be available for sensible assessment. The statement is made "where items are intact, they can remain". This is not an acceptable preservation practice. Fragmentary evidence should be retained to justify the authenticity and accuracy of the repaired or replaced portions.

There are other areas where similar questions may be raised but our time is limited this evening and the point has been made that there are less costly alternatives to an number of the proposals.

### Suggested Alternative Approach

It appears to me that the restoration/renovation of the Pinney House should be broken down into two distinct phases. Phase I properly entails structural repair and stabilization of the building, and should include removal of all 20<sup>th</sup> century accretions. Mold remediation and asbestos abatement (or encapsulation) are a part of the first phase. Vapor barriers and pea stone on the cellar floor and pointing of the cellar walls will reduce dampness. The building will then be a dry, safe and a hospitable environment in which original features may be studied, missing or damaged elements identified, and plans developed for Phase II.

Logically, there then follows a careful assessment of surviving original fabric and a decision can be made as to the potential use of the first and second floors. That, in turn, can guide determination of ADA requirements and expenses, and provide a framework for development of a budget for the second phase of the project. Further fund raising for implementation of Phase II can move forward during this hiatus of actual work.

Included in Phase II would be electrical, plumbing, and heating systems, restoration of existing architectural features and recreation of missing ones, and cosmetic considerations such as plaster, paint, paper, and hardware. Landscaping and related exterior work conclude Phase II. A compelling reason for organizing the work in these two phases is that sufficient time will be provided for making informed and well-reasoned decisions as to a course of action.